

## Department of Planning and Zoning

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*Mary O'Neil, AICP, Senior Planner*  
*Nic Anderson, Zoning Clerk*  
*Elsie Tillotson, Department Secretary*



**TO:** Development Review Board  
**FROM:** Scott Gustin  
**DATE:** April 16, 2013  
**RE:** 09-396CA/MA; 163 South Willard Street

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**Note: These are staff comments only; decisions on projects are made by the Development Review Board, which may approve, deny, table or modify any project. THE APPLICANT OR REPRESENTATIVE MUST ATTEND THE MEETING.**

Zone: I      Ward: 6

Owner/Applicant: Champlain College, Inc.

**Request:** Amendment to ZP#09-396CA/MA to modify approved parking plan by adding parking spaces.

### **Applicable Regulations:**

Article 4 (Maps & Districts), Article 5 (Citywide General Regulations), Article 6 (Development Criteria & Guidelines), and Article 8 (Parking)

### **Background Information:**

The applicant is seeking approval to retain and reconstruct a portion of an existing parking area behind Skiff Hall. This 54- space parking area was to be largely removed as part of the approved Res-Tri project (down to 7 spaces); however, with that project under construction, the applicant is requesting approval to retain a more significant portion this parking area (15 spaces). The parking lot would be reconstructed and connected into the campus circulation network.

Previous zoning actions for this property are noted below.

- 2/1/11, Approval of Res-Tri project (three dormitories and associated site development)
- 5/20/09, Approval of statue in front of IDX building
- 7/20/05, Approval of outdoor signs
- 9/15/00, Approval of generator and associated fencing and signage
- 6/19/00, Approval of handicap access ramp and driveway removal
- 11/4/99, Approval of generator and concrete pad
- 10/12/99, Approval to replace existing sign with new sign
- 1/25/88, Approval to remove and replace 9 chimneys
- 4/14/86, Approval to construct storage area behind Joyce and Freeman Halls
- 4/23/85, Approval to construct an entrance vestibule
- 9/8/84, Approval to convert residential use to office use
- 5/28/81, Approval for adaptive reuse for office space
- 6/25/80, Approval to change from city school office to college office

- 1/11/79, Approval to renovate existing building
- 1/31/77, Approval to erect a temporary sign on top of the building

**Recommendation:** Consent approval as per, and subject to, the following findings and conditions.

#### **Article 4: Maps & Districts**

##### ***Sec. 4.4.4, Institutional District:***

Unaffected by the proposed amendment.

##### ***Sec. 4.5.2, Institutional Core Campus Overlay Districts***

###### ***(g) District Specific Regulations: Champlain College (ICC-CC)***

###### ***1. Lot Coverage***

Within this overlay district, a maximum aggregate lot coverage of 60% is allowed. This amendment will increase the approved lot coverage from 49.9% to 54.6%. **(Affirmative finding)**

###### ***2. Setbacks***

Within this overlay, a 20' peripheral setback applies to all contiguous Champlain College properties, except where a 30' setback applies along the western boundary with the Edmund's School property. The parking area associated with this amendment complies with these setbacks. **(Affirmative finding)**

###### ***3. Surface Parking***

As with the original approval, the amended project plans contain no additional surface parking. The large surface parking lot will be replaced by a substantially smaller parking lot. **(Affirmative finding)**

###### ***4. Density***

Density remains unaffected by the proposed amendment. **(Affirmative finding)**

#### **Article 5: Citywide General Regulations**

##### ***Sec. 5.2.3, Lot Coverage Requirements***

See Sec. 4.5.2 (g) above.

##### ***Sec. 5.2.4, Buildable Area Calculation***

Not applicable in the 'I' zone.

##### ***Sec. 5.2.5, Setbacks***

See Sec. 4.5.2 (g) above.

##### ***Sec. 5.2.6, Building Height Limits***

See Sec. 4.5.2 (g) above.

##### ***Sec. 5.2.7, Density and Intensity of Development Calculations***

See Sec. 4.5.2 (g) above.

##### ***Sec. 5.5.1, Nuisance Regulations***

Nothing in the proposal appears to constitute a nuisance under this criterion. **(Affirmative finding)**

***Sec. 5.5.2, Outdoor Lighting***

The parking area will be illuminated by pole-mounted light fixtures as originally approved. A photometric plan depicting illumination levels of the revised configuration has not been provided. Such a plan needs to be provided in order to confirm compliance with applicable lighting standards. **(Affirmative finding as conditioned)**

***Sec. 5.5.3, Stormwater and Erosion Control***

Except for a slight change to install additional piping and catch basins in the amended parking area, no changes to the stormwater management system are proposed. No changes to the erosion control plans are proposed. **(Affirmative finding)**

**Article 6: Development Review Standards:**

***Part 1, Land Division Design Standards***

Not applicable.

***Part 2, Site Plan Design Standards***

***Sec. 6.2.2, Review Standards***

The proposed amendment modestly affects the site layout. None of the applicable criteria are adversely impacted. The extent of surface parking will be substantially reduced, and what remains will be located behind existing buildings and will be connected to the campus circulation system. **(Affirmative finding)**

***Part 3, Architectural Design Standards***

***Sec. 6.3.2, Review Standards***

Not applicable.

**Article 8: Parking**

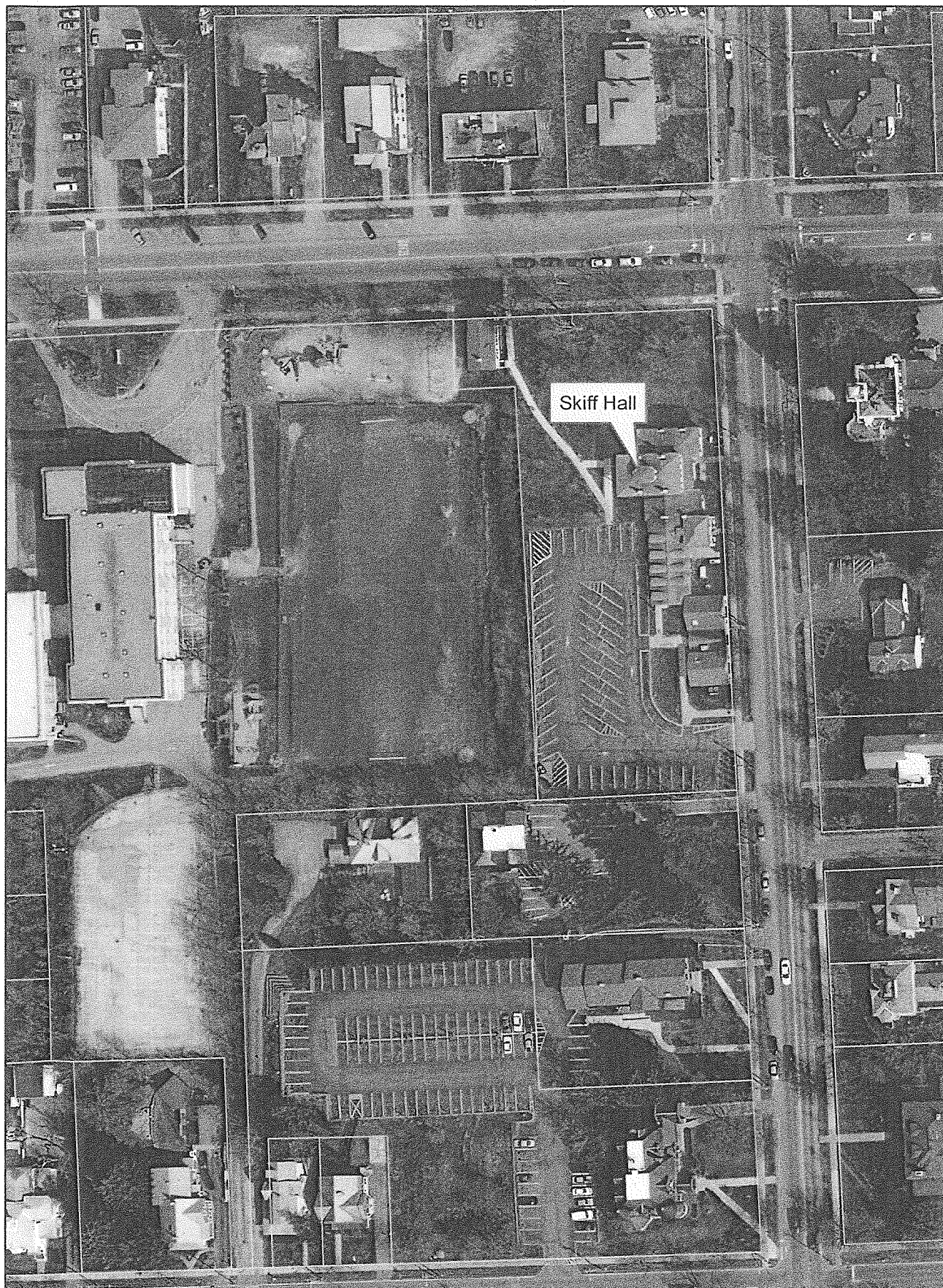
***Sec. 8.1.8, Minimum Off-Street Parking Requirements***

The modified parking area included in this amendment is not reflected in the 2013 Annual Update to the 2009-2014 Joint Institutional Parking Management Plan. Insofar as the net loss of parking spaces from existing conditions is simply less than originally approved, parking can be deemed adequate. The 2014 update of the Plan must incorporate this amendment. **(Affirmative finding as conditioned)**

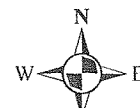
**II. Conditions of Approval**

1. **Prior to release of the zoning permit**, a photometric plan for the amended parking area shall be submitted subject to staff review and approval.
2. The amended parking area shall be incorporated into the 2014 update of the 2009-2014 Joint Institutional Parking Management Plan.
3. Standard permit conditions 1 -15.

# Skiff Hall in 2004 Orthophoto



120 60 0 120 Feet





### Approved Lot Coverage

Site Total 202,882 sf 100.0%

#### Proposed and Existing Buildings

B1	760 sf	0.4%
B2	5,600 sf	2.8%
B3	1,900 sf	0.9%
B4	1,560 sf	0.8%
B5	4,100 sf	2.0%
B6	3,530 sf	1.7%
B7	1,443 sf	0.7%
B8	1,600 sf	0.8%
B9	1,520 sf	0.7%
B10	4,550 sf	2.2%
B11	950 sf	3.6%
B12	8,730 sf	4.4%
B13	7,990 sf	3.9%
B14	8,120 sf	4.0%

Total 52,440 sf 25.8%

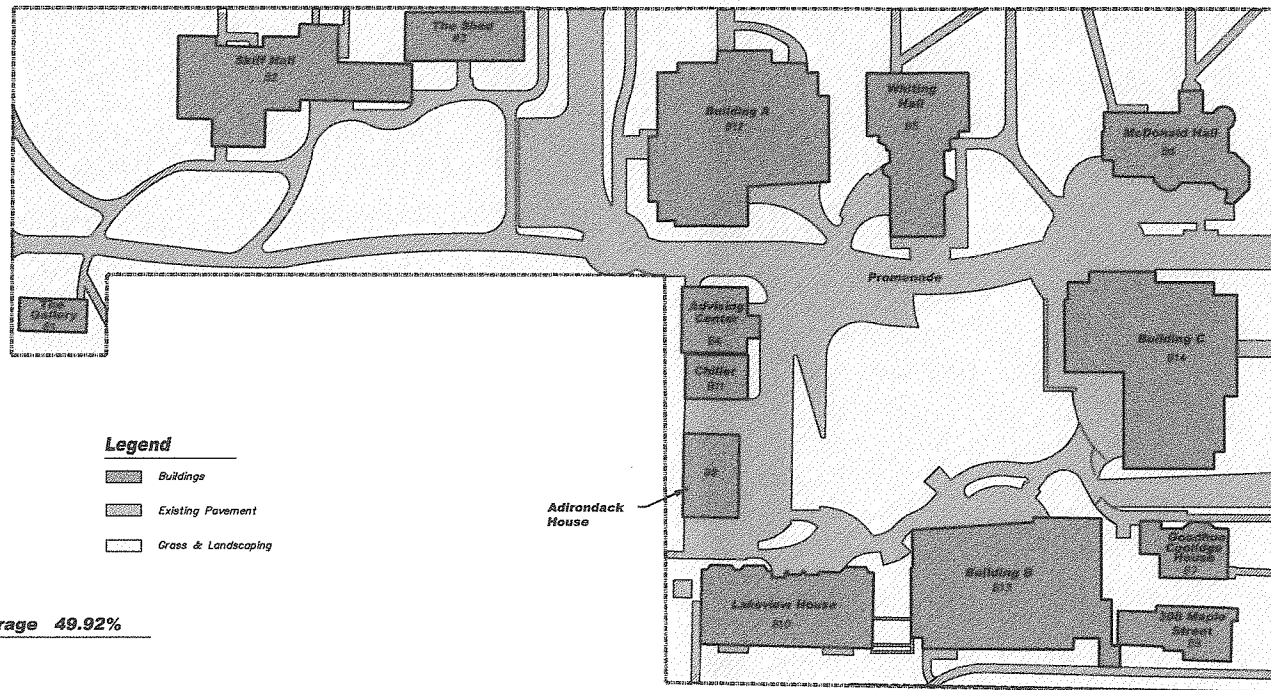
#### Proposed Pavement (Drives, Parking and Sidewalks)

Total 48,832 sf 24.1%

#### Proposed Grass and Landscaping

Total 101,610 sf 50.1%

Approved Lot Coverage 49.92%



APPROVED SITE PLAN

### Proposed Lot Coverage

Site Total 202,882 sf 100.0%

#### Proposed and Existing Buildings

B1	760 sf	0.4%
B2	5,600 sf	2.8%
B3	1,900 sf	0.9%
B4	1,560 sf	0.8%
B5	4,100 sf	2.0%
B6	3,530 sf	1.7%
B7	1,443 sf	0.7%
B8	1,600 sf	0.8%
B9	1,520 sf	0.7%
B10	4,550 sf	2.2%
B11	0 sf	0.0% (included in pvmt)
B12	8,028 sf	4.0%
B13	7,150 sf	3.5%
B14	9,400 sf	4.6%

Total 51,141 sf 25.2%

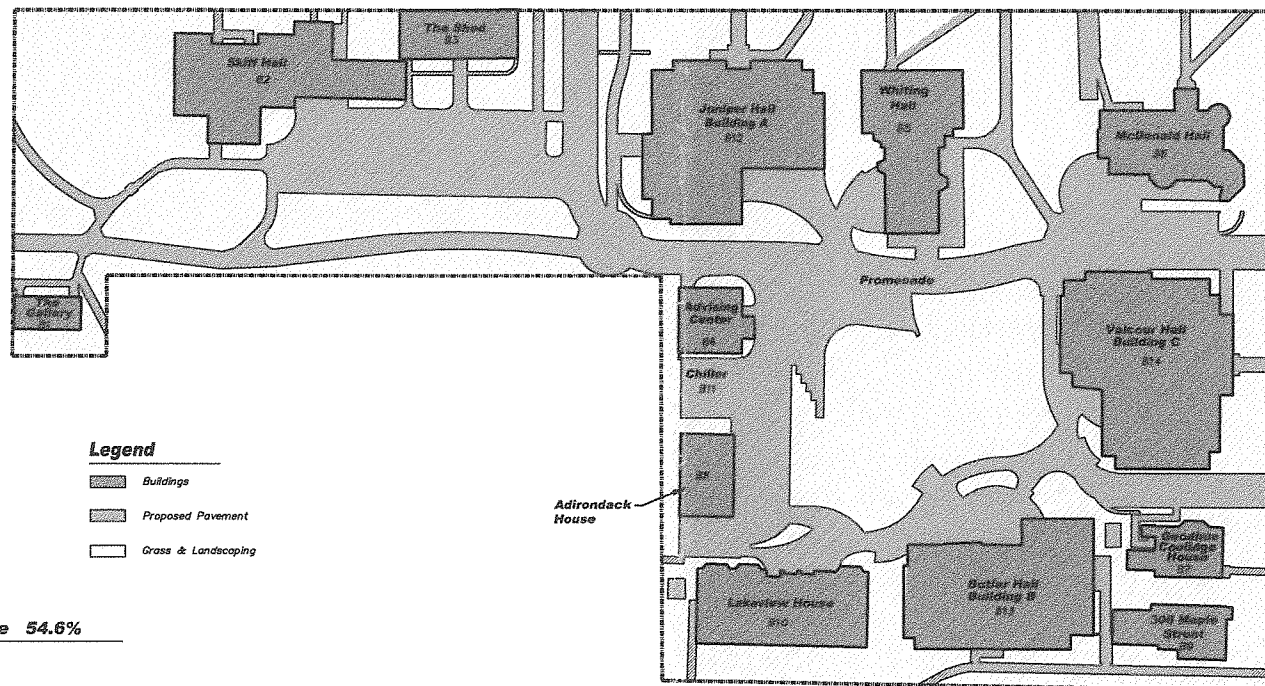
#### Proposed Pavement (Drives, Parking and Sidewalks)

Total 59,549 sf 29.4%

#### Proposed Grass and Landscaping

Total 92,192 sf 45.4%

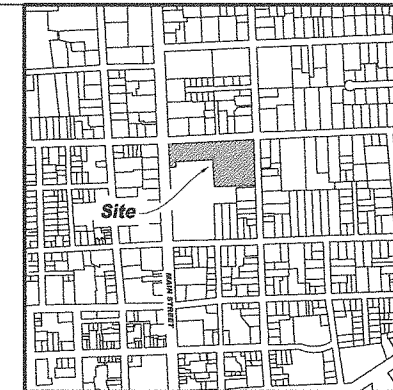
Proposed Lot Coverage 54.6%



PROPOSED SITE PLAN

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Burlington Vermont

LOCUS

### Building Setback

Existing Structures	Designation	Setbacks Front	Side
The Gallery	B1	1.0' (S)	15.6' (E)
Skiff Hall	B2	6.8' (W)	
The Shed	B3	0' (W)	
Whiting Hall	B5	34.7' (W)	
McDonald Hall	B6	45.3' (W)	
		19.5' (N)	
Goodhue Coolidge	B7	28.6' (N)	
308 Maple Street	B9	25.6' (N)	17.5' (E)
Lakeview House	B10		21.2' (E)
			19.6' (S)
Adirondack House	B8		9.9' (S)
Advising Center	B4		9.5' (S)

#### Proposed Structures

Building A	B12	23' (W)	
Building B	B13		21' (E)
Building C	B14	24' (N)	
Chiller	B11		10.6' (S)

\*Waiver Required

### Building Heights

Existing Structures	Height
McDonald Hall	38.6'

#### Proposed Structures

Building A	37.56'
Building B	33.52'
Building C	37.85'

### NOTES

- Boundary data and physical features shown are from ground surveys by Button Professional Land Surveyors, P.C., South Burlington, Vermont and Llewellyn-Howley Incorporated. See survey plat "Retracement Boundary Survey Showing a Portion of the Lands of Champlain College, Inc.", dated 9/29/05 last revised 10/06/05. Total Lot Area: 202,989 sf
- Area calculations by Ruggiano Engineering, Inc., d/b/a Llewellyn-Howley Incorporated, South Burlington, VT. Areas were calculated from existing features surveys and aerial orthophotography using AutoDesk Civil 3D software.
- Zoning District - Institutional District Core Campus Overlay Champlain College. Lot coverage shall not exceed 60%.

Permit Application Drawing - Not For Construction

### LOT COVERAGE PLAN

03-18-2013 Revision

SCALE 1" = 50' PROJECT # 2910915 DATE ISSUED 11.08.2010

C102

#	DATE	DESCRIPTION
1	1-1-11	Revised Plan Set
2	1-10-11	Revised Plan Set
3	3-18-13	Updated to match current plan.

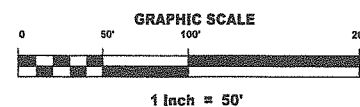


cbt 617 262 4354 cbtarchitects.com  
110 canal street boston, ma 02114



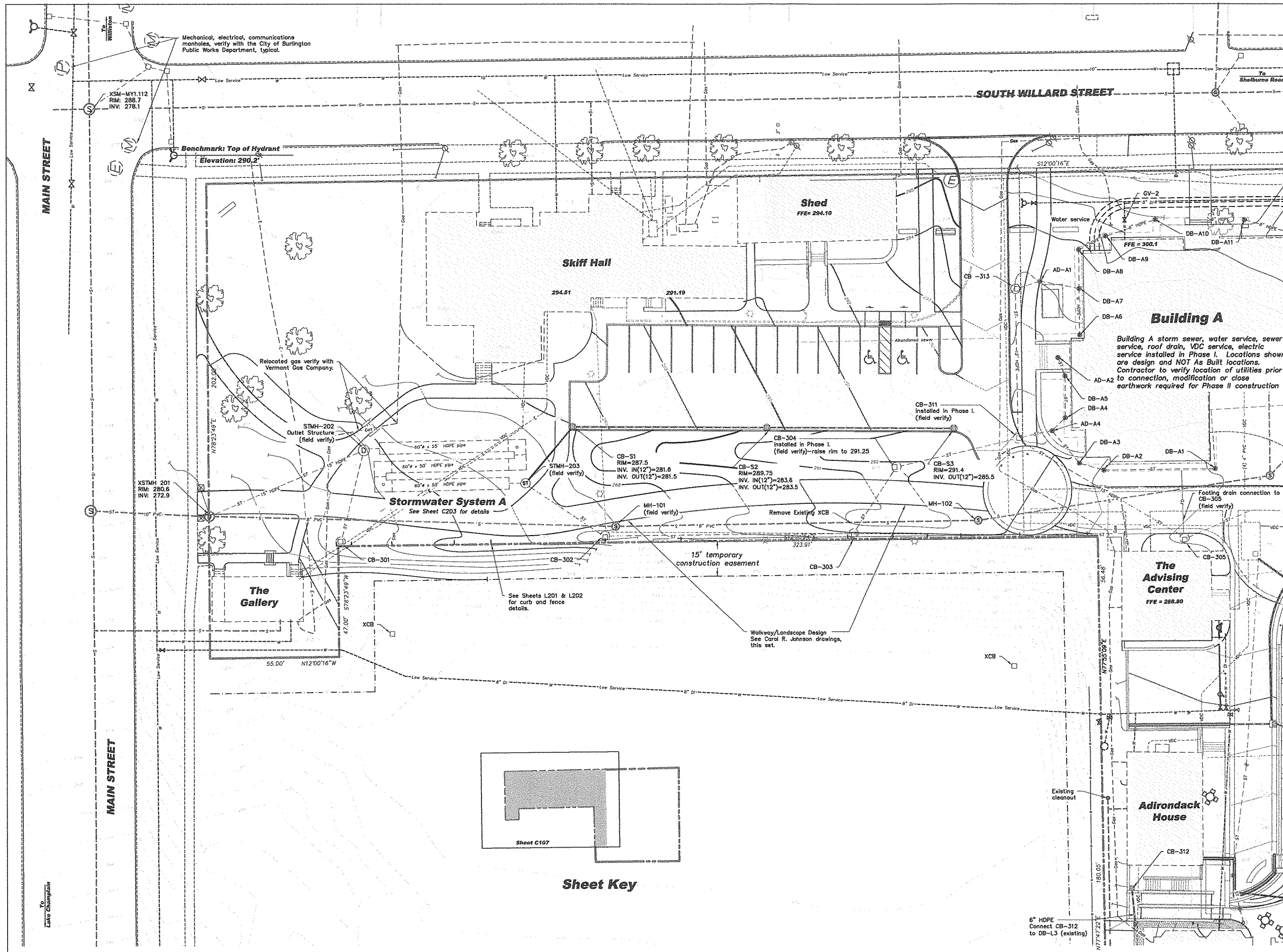
### RUGGIANO ENGINEERING, INC.

D/B/A  
LLEWELLYN-HOWLEY  
INCORPORATED  
Consulting Services • Engineering • Permitting  
20 Kimball Ave Ste. 202N F (802) 658-2882  
South Burlington T (802) 658-2100  
Vermont 05403 www.ruggianoengineering.com

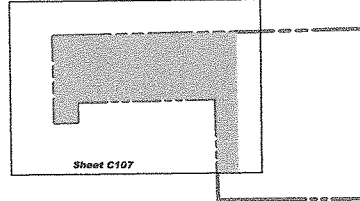


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Building A storm sewer, water service, sewer service, roof drain, VDC service, electric service installed in Phase I. Locations shown are design and NOT As Built locations. Contractor to verify location of utilities prior to connection, modification or close earthwork required for Phase II construction



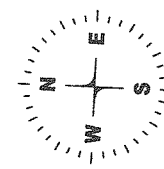
Sheet Key

Pipe connection orientations (N/S-E/W) approximate only

#	DATE	DESCRIPTION
1	1-1-11	Revised Plan Set
2	2-14-11	90% CD Progress
3	3-4-11	99% CD Progress
4	4-1-11	Permit Set
5	4-8-11	Draft Set
6	09-21-2012	100% Construction Documents
7	3-11-13	Updated Title Block and general drawing formatting.
8	3-18-13	Revised parking at Skiff Hall.

**CHAMPLAIN COLLEGE**  
RESIDENCE HALLS, BURLINGTON, VT

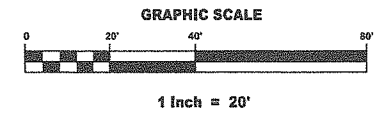
**cbt** 617 262 4354 cbtarchitects.com  
110 canal street boston, ma 02114



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**SITE PLAN C**

03-11-13

SCALE 1" = 20'

PROJECT # 2010015

DATE ISSUED 10-26-12

**C107**